

# **FIGURE 2** **SOUTHEAST LINCOLN / HIGHWAY 2** **SUBAREA PLAN**

-  Urban Residential
-  Special Residential Use (S.R.)
-  Low Density Residential
-  Commercial
-  Commercial Transition
-  Industrial
-  Parks and Open Space
-  Public and Semi-Public
-  Wetland and Water Bodies
-  Natural / Environmentally Sensitive
-  Agricultural
-  Urban Village
-  Future Service Limit
-  Future Road Closing
-  New Arterial Street
-  New Residential Street

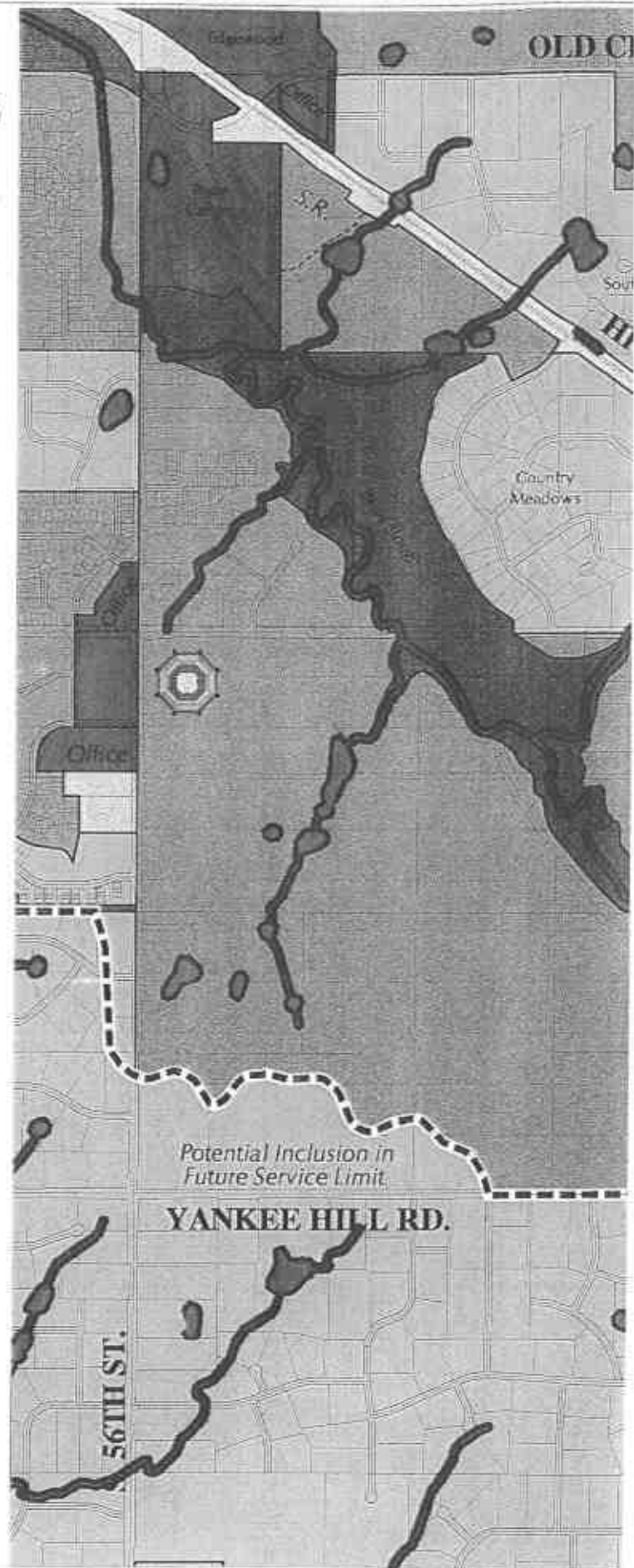
## **NOTES:**

*New arterial and residential streets: generalized location subject to future study.*

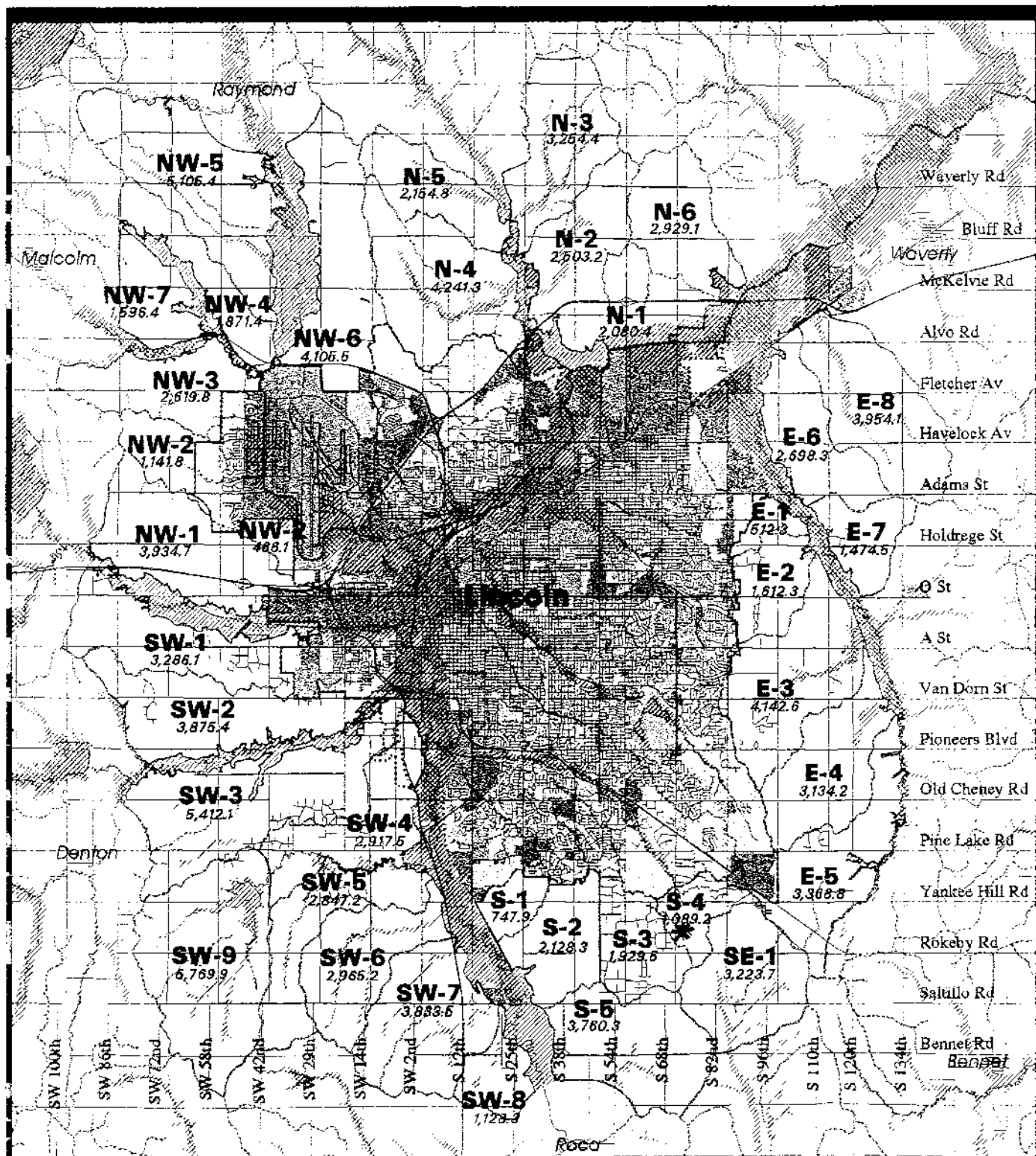
*\* - See discussion in subarea plan text about future services in Cheney area.*

**(R)** Residential street connections yet to be resolved.

0 500 1000 1500  
 FEET







# Directional Growth: Urban Planning Zones

## Legend:

- Ridgelines
- Future Service Limit
- Streams

- Urban Planning Zone
- N-1 Zone Number & Acres
- 100 Yr. Flood Plain
- Floodway



# Major Work Task Schedule for Comprehensive Plan Process: 2001

Tasks for 2001==>	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
<b>1. Goals/Assumptions</b>	■■■■■	■■■■■	■■■■■	■■■								
<b>2. Planning Concepts</b>			■■■	■■■■■								
<b>3. Sketch Alternatives</b>												
Develop Alternatives				■■■	■■■■■							
Select Alternatives						●						
Evaluate Alternatives						■■■■	■■■■■	■■■				
<b>4. Prel. Preferred Plan</b>												
Select PPP								●				
Evaluate PPP								■■■	■■■■■	■■■■■	■■■	
Refine LRTP								■■■	■■■■■	■■■■■	■■■	
<b>5. Plan Document</b>												
Select Preferred Plan											●	
Develop Plan Document										■■■	■■■■■	■■■■
Recommend Plan Doc.												●



**ENGINEERING-SURVEYING-PLANNING**

**LYLE L. LOTH, P.E./L.S.**

Suite A - 601 Old Cheney Road  
Lincoln, NE 68512

Phone (402) 421-2500  
Fax (402) 421-7096

File No. 94-0220  
April 27, 2001

Mike Dekalb  
Planning Department  
555 South 10<sup>th</sup> Street  
Lincoln, NE 68508

Re: Windmill Ridge Estates Preliminary Plat #00023, Special Permit #1868, & C of Z #3279

Dear Mike:

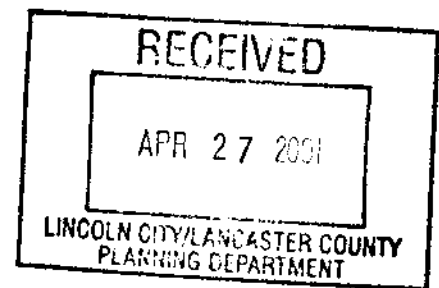
On behalf of the Owners, Carl and Vicki Schmidt, we are submitting herewith 6 copies of the revised Site Plan, Grading & Drainage Plan, and Street Grades for the referenced project. The revisions made are in response to your letter report dated September 25, 2000. Please note that the owners of Lot 25, I.T. have decided not to be included in this preliminary plat and special permit. Our revised calculations without Lot 25 indicate an allowable density of 23 dwelling units which include a 20% bonus for preservation of environmentally sensitive areas (Trees, wetlands, ponds, & drainage ways) in Outlots A, E, and G.

We did not revise the street alignment, but did reduce the number of dwelling units to 23. In addition, we have removed our request for a waiver of the stormwater detention requirements. By enlarging the existing pond, we will be providing more than the required detention.

E-S-P  
Engineering-Surveying-Planning

A handwritten signature in black ink, appearing to read 'Lyle L. Loth', is written over the typed name.

Lyle L. Loth  
For the Firm



C23279, 81868, PP00023

LAW OFFICES OF  
CLINE, WILLIAMS, WRIGHT, JOHNSON & OLDFATHER, L.L.P.

1900 U.S. BANK BUILDING  
233 SOUTH 13TH STREET

LINCOLN, NEBRASKA 68508-2095

(402) 474-8900

FAX (402) 474-5383

www.cline-law.com

CHARLES M. FALGOUT, JR.  
FREDRIC M. KAUFFMAN  
DONALD F. BURT  
ALAN E. PETERSON  
STEPHEN E. GEHRING  
KEVIN COLLIERAN  
ROBERT J. ROUTH  
L. BRUCE WRIGHT  
JAMES M. BAUSCH  
DAVID A. BUNTAIN  
STEPHEN H. NELSEN  
MICHAEL C. MULLER  
LAUREN W. WISNER  
DANIEL A. STODDILL  
SCOTT D. KELLY  
TERRY R. WITTNER  
MARK A. CHRISTENSEN  
RICHARD P. GARDEN, JR.  
SHAWN D. BENNER  
JOHN C. MILES

MARY KAY FRANK  
THOMAS C. HUSTON  
SONYA S. EKART  
DON R. JANSSEN  
SUSAN KUBERT SAPP  
ADVIN J. SCHNEIDER  
ANDREW D. STROTSMAN  
JILL COSSIN JENSEN  
ROCHELLE A. MULLEN  
JOHN L. MORAN  
TRACY A. OLDSBYER  
JOLENE M. PAPA  
ERIC N. BERGQUIST  
JANIS J. WINTERHOP  
ANDREA D. SNOWDEN  
PAMELA K. EPP  
CHAD A. CUTSHALL  
TRENT R. SIDDERS  
JENNIE A. KUTNER

WARREN C. JOHNSON, COUNSEL  
CHARLES E. WRIGHT, COUNSEL  
ALLEN L. CRAVES, COUNSEL  
RICHARD P. JEFFRIES, COUNSEL

OMAHA OFFICE:  
ONE PACIFIC PLACE  
1128 SOUTH 103RD, SUITE 720  
OMAHA, NEBRASKA 68124-1090  
(402) 387-1700

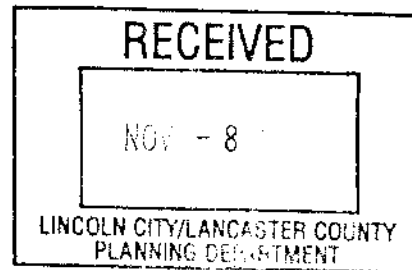
AURORA OFFICE:  
P.O. BOX 510  
1207 N. STREET  
AURORA, NEBRASKA 68818  
(402) 824-6312

November 8, 2000

Telecopy  
441-6377

Mr. Mike DeKalb  
Planning Department  
City of Lincoln  
Lincoln NE 68508

Re: Windmill Ridge Estates  
Submittal by Carl Schmidt  
Our File: SCC12-RE001



Dear Mike:

Pursuant to this letter, I am requesting an additional two-week extension of the scheduling of the Change of Zone Application and Community Unit Plan for Windmill Ridge Estates that was submitted by ESP, Inc., on behalf of Carl Schmidt. My client and I would like to have the opportunity to review the Subarea Plan for Southeast Lincoln/Highway 2. I will be back in touch with you regarding my client's plans and his desire to move forward with Windmill Ridge Estates.

Sincerely,

Thomas C. Huston  
For the Firm

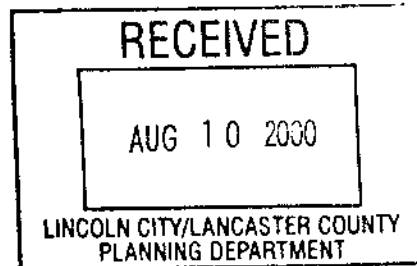
c: Carl Schmidt  
Lyle Loth

367074.1



August 3, 2000

Lyle Loth  
ESP  
4910 Normal Blvd, Suite D  
Lincoln, NE 68506



Dear Lyle,

In response to your request for information concerning the availability and quality of groundwater for a proposed development in the N1/2 SW1/4 sec 27, T. 9N., R. 7E., I refer you to the Groundwater Report for Countrylane Estates, June 17, 1994. Countrylane Estates, SE1/4 sec. 28-9N-7E lies across 70<sup>th</sup> Street to the west and is a development of 40 lots, most of which appear to have been sold. I note in checking Conservation and Survey Division files, there are 25 registered wells in the development.

I also found a registration for a 1994 well in the SW cor of the NW1/4 sec. 27 (a well just across the property line of your proposed development). That well and those in the Countrylane Estates confirms my assessment of the adequacy of groundwater for private domestic wells. The well in the SW cor, NW1/4 sec. 27 had a static water level of 165 feet, fine to medium Dakota sandstone from 170 to 215 ft, coarse to very coarse sandstone and gravel from 215 to 255 ft and two coarse sandstone intervals from 261 to 265 ft and 269 to 274 ft. That well was completed to a depth of 255 ft. The potential yield for a well at that site could be as much as several hundred gallons per minute.

I understand it is the intent to develop 26 single family . lots ranging in size from about one to one-half acres. Private domestic wells are planned as is a community sewer system. The existing lake in the upper reach of Beal Slough as shown on the Bennet 7.5 minute quadrangle is to be expanded. I note there is one existing home site near the SW corner of the development. No record is available for the well at that location. There is also a registered irrigation well near the center of the NW1/4 sec. 34, 9N-7E, about one-half mile to the south. That well is 313 ft deep and was reported to yield 840 gpm with a 50 foot drawdown.

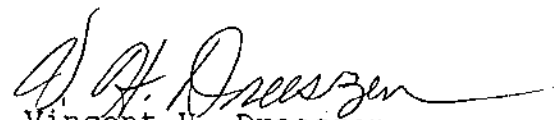
All available information suggests that the water supply is adequate for the proposed development. Some seasonal lowering of water levels can be anticipated as development progresses and if the irrigation well is used extensively. Seasonal lowering of water levels should not pose a problem if well pumps are set sufficiently deep.

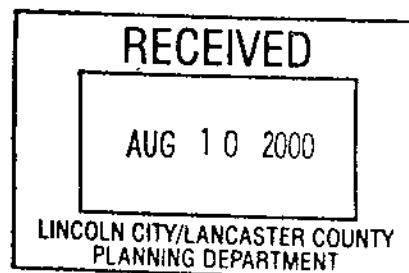
There is limited availability of complete inorganic chemical analyses for the area. However, based upon the partial analyses from wells in the area, water quality is judged to be potable. Sodium and chlorides are low and there is no evidence of nitrate contamination in the area. Total dissolved solids are relatively high and appear to increase with depth. Sulfates also appear to

Lyle Loth  
Aug. 3, 2000 -  
Page 2

increase with depth and can be higher in concentrations than is desirable. The water can be expected to be quite hard and iron or iron and manganese levels commonly occur at higher than desirable levels in the Dakota. The water is quite corrosive and there is a tendency for incrustation of pipes and well screen.

A test well should be drilled at each site before home construction. Prospective lot purchasers should be advised about water quality conditions and of the potential cost for water conditioning for household use.

  
Vincent H. Dreeszen  
Groundwater Consultant





# Lincoln



# Nebraska's Capital City

September 25, 2000

Mr. Lyle Loth  
ESP  
4910 Normal Blvd  
Lincoln, NE 68506

RE: Windmill Ridge Estates, Preliminary Plat #00023 and Special Permit #1868  
and Change of Zone 3279.

Dear Lyle:

Your preliminary plat and community unit plan have been reviewed by the county staff, the city staff and other agencies involved in land subdivision. The review found the plans will need revisions to bring them into compliance with the regulations. Please note that this application is dependent on a change of zone to AGR which is not in conformance with the Lincoln/Lancaster County Comprehensive Plan. The subdivision revisions include:

1. The County Engineer notes in his memo of August 21st;
  1. Developer shall be responsible for 1-"Stop" sign, 1-"No Outlet" sign, 1-"25 MPH" sign, 4 - street identification sign combinations.
  2. Developer shall construct 30' radius temp turnarounds at all temporary dead-ends. Construction of ditches around the temporary turnarounds are required.
  3. 22'- type III barricades are required at all temporary dead-ends.
  4. Access shall be relinquished to South 70<sup>th</sup> Street except via Countryview Lane.
  5. Only one access per lot will be permitted. This requirement is to be included on the Final Plat resolution
  6. Sewer line construction is to be outside of the limits of the paved streets with the exception of street intersections. backfill of the sewer lines shall meet standards. No paving cuts will be allowed for utility crossings.



7. This office is to be notified for inspection of subgrade compaction and testing that is to be performed by the developer.

8. Asphaltic Concrete Pavement shall be Type SP1, Performance Graded binder (58-28), 0.5 Inch Gradation Binder. This office is to be notified prior to asphalt laydown.

9. All culverts shall have either a concrete headwall or flared end section on inlet end and permanent easements shall be platted on the final plat for culverts that extend beyond the right-of-way.

2. The Lincoln-Lancaster County Health Department notes;

Sewage disposal is proposed to be a community system and will have to be approved by both LLCHD and the State of Nebraska Department of Environmental Control prior to building.

Water is projected to be individual wells. Potential purchasers of lots in this proposed subdivision must be advised of the water quality in this area.

3. LES response has not been received. Easements as they request will be required.

4. Public Works has not responded.

5. Comments from Building and Safety have not been received.

6. A tributary to Beal Slough flows through this subdivision. The Grading Plan should include the elevation and limits of a 100-year storm along this tributary and 100 year pool elevation of the dam. The elevation of limits of a 100-year storm is an existing requirement of Section 26.15.020(b)(6) of the Subdivision Ordinance .

7. The plat should identify minimum building elevations for the buildable lots which are above the 100-year storm elevation as per Section 26.23.105 of the Subdivision Ordinance.

8. In support of the density unit bonus for the open space elements, it would be desirable for the application to be accompanied by further description documenting the quality or value of the area, as well as other information indicated by Section 27.65.020(h) of the Zoning Ordinance.

9.. The Zoning Ordinance requires that the open space area be preserved for a

period of at least 99 years.

10. Your request for waivers to street lights, street trees, sidewalk, and landscaping meet the standards for a waiver since the lots are generally over one acre in size and will not be annexed to the city at this time. This would also recognize the rural nature of the plat. Block length waivers will be required along Country View Lane and the north and south perimeter of the plat. Please note that bonuses for open space will require a conservation easement or similar restriction of record and provide the protection for a period of 99 years (see 27.65.020 h).
11. The requested waiver of storm water must be justified and reviewed by the Public Works Department.
12. A Certificate of Ownership is required for the Community Unit Plan.

In addition you should be aware of the following general requirements:

1. You must complete, or post a surety to guarantee the completion of, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
2. You must agree:
  - 2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
  - 2.2 To complete the all private improvements shown on the preliminary plat.
  - 2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of

record with the Register of Deeds.

- 2.4 To submit to the lot buyers and homebuilders a copy of the soil analysis and groundwater report.
- 2.5 To pay all improvement costs.
- 2.6 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

I cannot recommend approval to your preliminary plat until all of the above revisions have been made and the issues have been resolved. Following the review of the revised plans and your response to the issues, I will reconsider my recommendation.

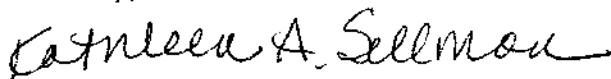
All deviations from the Land Subdivision Ordinance and the adopted Design Standards are to be set forth, reasons given for each deviation, reasons given on how the proposal meets the intent of the Land Subdivision Ordinance and why the deviation should be accepted are to be submitted with the revised preliminary plat. Refer to Section 26.15.030(d) of the Lincoln Municipal Code.

The next step in the review process requires a written response from you indicating agreement or disagreement with each of the preceding revisions and general requirements. The Plans must be submitted 5 Mondays before the Planning Commission hearing.

Please find attached reports from other departments who reviewed your plans.

The Planning Staff will gladly assist you in processing this plan and you may contact Mike DeKalb(441-6370).

Sincerely,

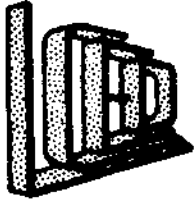
A handwritten signature in black ink that reads "Kathleen A. Sellman". The signature is written in a cursive, flowing style.

Kathleen A. Sellman, AICP  
Director of Planning

Attachments

cc: Carl Schmidt  
7541 Boone Trail  
Lincoln, NE 68516

County Engineer  
City Engineer  
Lincoln Electric System  
Alltel  
City-County Health Department  
Building & Safety  
File  
PAS



Lancaster  
County

Engineering  
Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY - LARRY V. WORRELL  
COUNTY SURVEYOR

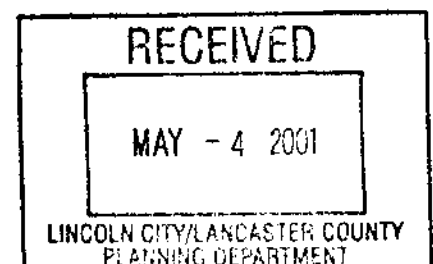
**DATE:** May 3, 2001  
**TO:** Mike DeKalb  
Planning Department  
**FROM:** Larry V. Worrell  
County Surveyor  
**SUBJECT:** WINDMILL RIDGE ESTATES

This office has reviewed subject preliminary plat and would offer the following comments:

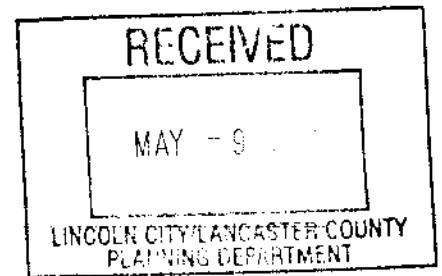
- 1) Developer shall enter into a pavement maintenance agreement with Lancaster County prior to final plat approval.
- 2) The intersection radii at South 70<sup>th</sup> Street and Countryview Lane shall be 50 feet.
- 3) The 100 year water level shown for the culvert at Sta. 18 + 10 is 1,346.7. The 25 year water level from the culvert design is 1,347.25. These two are not reasonable.
- 4) The 100 year water level shown for the culvert at Sta. 20 + 80 is 1,346.1. The 25 year water level from the culvert design is 1,346.55. These two are not reasonable.
- 5) The lowest floor elevation on Lot 5, Block 1 and Lots 1-3, Block 2 should be 1,351.0 which is one (1) foot above the lowest road elevation on Countryview Lane.
- 6) The following lot line dimensions appear Incorrect: back line of Lot 1, Block 1; line between Lot 2 and 3, Block 4.
- 7) The following lot line dimensions are missing: west lines of Lot 1, Block 1; back line of Lot 5, Block 4.
- 8) Dedicate additional right-of-way along South 70<sup>th</sup> Street to provide a total of 50.00 feet.

cc: Dennis Bartels, Public Works

LVW/rln  
SUBDIV.WK\Windmill Ridge Estates\WindmillRidgeEstatesPremPlat.wpd



# Memorandum



**To:** Mike DeKalb, Planning Department

**From:** Charles W. Baker, Public Works and Utilities *CWB*

**Subject:** Windmill Ridge Estates Preliminary Plat # 00024, Change of Zone # 3279 & Special Permit # 1868

**Date:** May 8, 2001

**cc:** Roger Figard, Nicole Fleck-Tooze

The City Engineer's Office of the Department of Public Works and Utilities has reviewed the revised resubmittal of Windmill Ridge Estates. Public Works finds the requested changes and additional information satisfactory.

Additional drainage information is required that is related to the Beal Slough Master Plan. Public Works did not comment on the original review and failed to identify the drainage area as part of Beal Slough. Hydrology data is required as identified in the Drainage Criteria Manual in Chapter 6.4.6 for input into the model for compliance to the Beal Slough Stormwater Master Plan. Lalit Jha can be contacted in our office to answer any questions regarding this requirement.



**LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION**

**TO:** Mike Dekalb

**DATE:** 5/10/2001

**DEPARTMENT:** Planning

**FROM:** Jerry Hood

**ATTENTION:**

**DEPARTMENT:** Health

**CARBONS TO:** Carole Douglas, Acting Director  
EH File  
EH Administration

**SUBJECT:** Windmill Ridge Estates  
CUP Resubmittal

The Lincoln-Lancaster County Health Department has reviewed the proposed Windmill Ridge Estates CUP resubmittal. There are no modifications that would alter our previously submitted correspondence that was sent to your office on August 17, 2000.

If there are any questions, please contact me at 441-8029.

# COPY

LINCOLN-LANCASTER COUNTY HEALTH DEPARTMENT  
INTER-OFFICE COMMUNICATION

TO: Mike DeKalb  
DEPARTMENT: Planning  
ATTENTION:

DATE: August 17, 2000  
FROM: Jerrold C. Hood, REHS  
DEPARTMENT: Lincoln-Lancaster County Health Department

CARBONS TO: Leon F. Vinci, MPH  
Scott E. Holmes  
EH File

SUBJECT: Windmill Ridge Estates  
C.U.P.

The Lincoln-Lancaster County Health Department (LLCHD) has reviewed the proposed plan for Windmill Ridge Estates C.U.P. The following items are noted:

Sewage Disposal

Sewage disposal is proposed to be a communal system. This system's plans will have to be approved by both the LLCHD and the State of Nebraska Department of Environmental Control prior to building.

Water Supply

Water supply is projected to be individual wells. We are appreciative of Mr. Dreezens water report for the LLCHD did not have a lot of information east of 70th Street in this area. Potential purchasers of lots in this proposed subdivision must be advised of the water quality in this area particularly iron, manganese, sulfates and hardness and what steps can be taken to contend with these elements and the possibility of incrustation of pipes and well screen.

Disposal of Trees from Land Clearance If any tree removal is involved in this subdivision provisions should be made for retaining as much tree mass as possible. Alternatively, the applicant will need to plan for disposal of tree waste by burying on site, grinding, offering for firewood or hauling to the landfill. Permits for open burning of tree waste within the city limits will not be approved and applications for burning within the 3 mile zone are unlikely to be approved.

Recommendations

It is recommended that this proposed subdivision be approved provided all the above provisions will be complied with.

If there are any questions, please contact me at 441-8029.

JH:dl  
SUB0001/11





Rodger P Harris

05/14/2001 04:13 PM

To: Michael V Dekalb/Notes@Notes

cc: Chuck A Zimmerman/Notes@Notes

Subject: County SP 186, 900 NW 140th St., Golf Course

I have reviewed the above referenced special permit application and have the following comments, except for flood plain development, to offer:

1. The plan should show dimensioned building envelopes for the clubhouse/parking areas and the maintenance facilities.
2. Specify the types of uses proposed for the clubhouse and the maximum floor area proposed for the clubhouse.
3. Any existing buildings must conform to applicable building and life safety codes for any proposed uses and occupancies.